

Residential Tenancies Board

Determination Order

Ref: DR1018-49309

In the matter of Túath Housing Association [Applicant Landlord] and Lisa Deegan [Respondent Tenant] the Residential Tenancies Board, in accordance with section 121 of the Residential Tenancies Act 2004, determines that:

1. The Notice of Termination served on the 3rd July 2018, by the Applicant Landlord on the Respondent Tenant, in respect of the tenancy of the dwelling at 27 An Riasc, Farnham Drive, Finglas, Dublin 11, D11RWK4, is valid.
2. The Respondent Tenant, and any other person/s residing in the above dwelling, shall vacate and give up possession of the dwelling within 28 days of the date of issue of this Order.
3. The Respondent Tenant shall pay the total sum of €2,051.24 to the Applicant Landlord, by way of 40 consecutive weekly instalments at the rate of €50.00 per week, to be paid on or before the Friday of each week, followed by one further instalment of €51.24, to be paid on or before the Friday of the 41st week, payment commencing on the Friday of the week immediately following the week of issue of this Order. This sum represents rent arrears of €2,051.24 in respect of the tenancy of the above dwelling.
4. The enforcement of this Order for such payment of €2,051.24 will be deferred and the total sum owing will be reduced by the cumulative sum paid in the weekly instalments by the Respondent Tenant to the Applicant Landlord, on each due date, until such time as the total sum of €2,051.24 has been paid in full.
5. For the avoidance of doubt, any default in the payment of any of the weekly instalments shall act to cancel any further deferral and the balance due at the date of default of any such weekly instalment shall immediately become due and owing to the Applicant Landlord.
6. The Respondent Tenant shall also pay any further rent outstanding from 12 November 2018, being the date of the Adjudication Hearing, to the Applicant Landlord, at the rate of €77.10 per week or proportional part thereof at the rate of €11.01 per day, unless lawfully varied, together with any other charges as set out in the terms of the tenancy agreement, for each week or part thereof, until such time as she vacates and gives up possession of the above dwelling.

This Order was made by the Residential Tenancies Board on 16 January 2019.



Emer Morrissey

Higher Executive Officer

Duly authorised to sign on behalf of the Director